REF. NO. F/12/70895

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Installation of air conditioning condenser units on north elevation Magnet Hamilton Way Hedge End Southampton SO30 2JR

SITE VISIT DATE 10.08.12

ARE PLANS ACCURATE? Yes, amended plans recd 14.08.12

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposal is for 6no. air conditioning units on the western elevation within security cage.
SITE AREA	2300.3 sq metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a
TOPOGRAPHY	Fairly level site
TREES	None to be affected
BOUNDARY TREATMENT	Railings
SITE CHARACTERISTICS	New, large grey and detached warehouse unit within new business park. Area is still under construction.
CHARACTER OF LOCALITY	Out-of-town commercial area comprising various business and industrial parks/estates.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
R/10/68100	Reserved matters (layout, scale, appearance and landscaping) for Units B and C pursuant to Outline Planning Permission O/07/60590 for demolition of existing buildings and redevelopment of the site to provide flexible business accommodation (B1/B2/B8) not exceeding 3732sqm of accommodation, together with a new access to Manaton Way	Granted 2011
O/10/68088	Extension of time period for the implementation of an extant permission (O/07/60590) for demolition of existing buildings and redevelopment of the site to provide flexible business accommodation	Granted 2011
O/07/60590	Outline: Demolition of existing buildings and redevelopment of the site to provide flexible business accommodation (B1/B2/B8) not exceeding 3732sqm of accommodation together with a new access to Manaton	Granted 2007

REF. NO. F/12/70895

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	Way and relocated access to Botley Road.	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	No response received
Environmental Health	No objections

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within an Employment Site

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE (saved) DM1 (new)
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to the impact on the appearance of the building and wider street scene, and impact on residential amenities.

COMMENT ON CONSULTATION RESPONSES

Comments noted.

COMMENT ON REPRESENTATIONS RECEIVED

n/a

PLANNING OBLIGATION/CONSIDERATIONS

n/a

REF. NO. F/12/70895

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

Policy 59.BE of the Local Plan requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. It also requires development to avoid unduly impacting on neighbouring uses, including through noise.

The proposal is considered to comply with relevant Development Plan policies in that:

- The air conditioning units due to their scale, will not adversely affect the appearance of the building or the character of the wider street scene. The unit sits in the middle of existing industrial/commercial sites where air con units are commonly seen.
- There are no residential properties within the vicinity of the unit and amenities will therefore not be affected. The Council's Environmental Health Officers have raised no objection to this proposal.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

Recommendation is to permit for the reasons stated above.